



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-01-2026

PROPOSED EDUARDOS'S NO 27 SUBDIVISION, PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP, LLC DEVELOPER LAS DIANA'S LAND DEVELOPMENT, LLC.

☐ PRELIMINARY APPROVAL ☒ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 16 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST OF TEXAN AVE. APPROXIMATELY 200 FEET NORTH OF MILE 6 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ☒ RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-6-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY AN EXISTING REGIONAL DETENTION FACILITY

SEWER SYSTEM: ☒ OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD

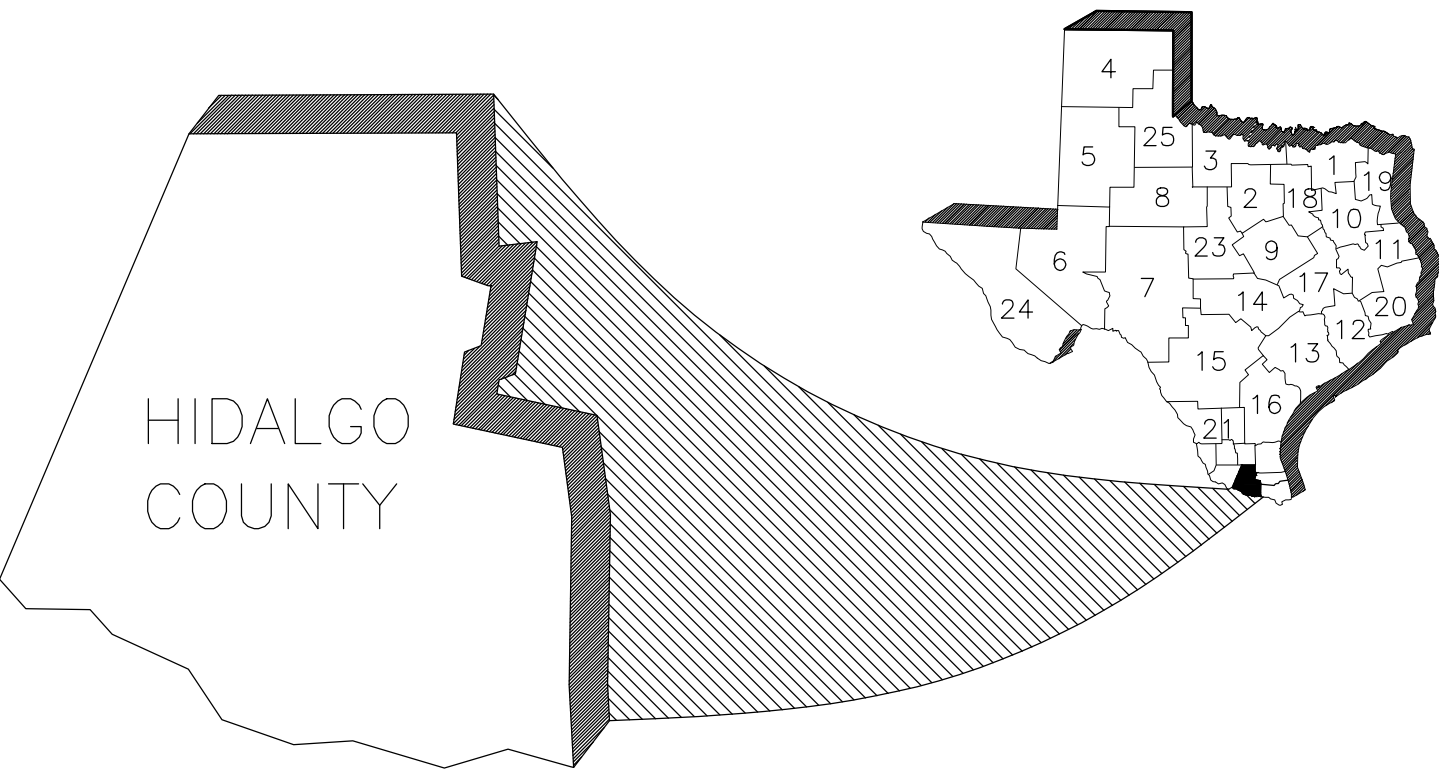
STAFF RECOMMENDS: ☐ Preliminary Approval subject to comments and future recommendations by planning, other departments.

☒ Final Approval subject to recommendations other departments

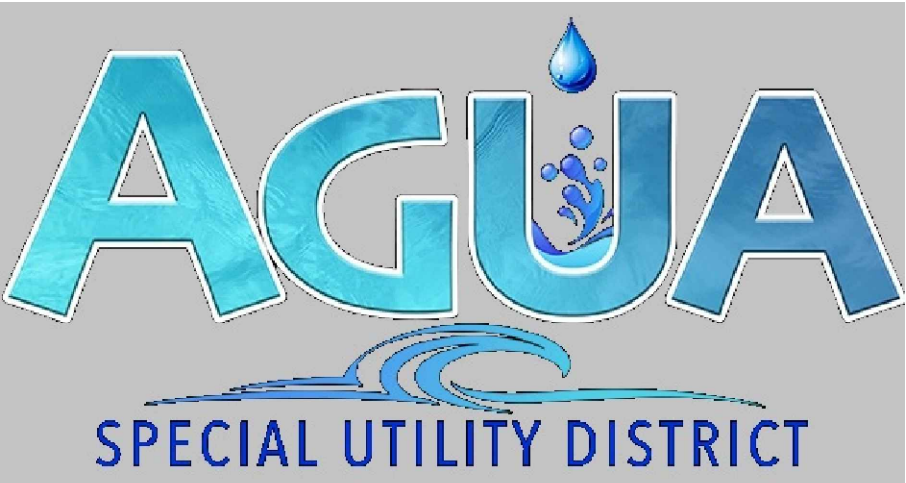
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*

EDUARDO'S SUBDIVISION No. 27
HIDALGO COUNTY
TEXAS



COMMISSIONER
Everardo "Ever" Villarreal



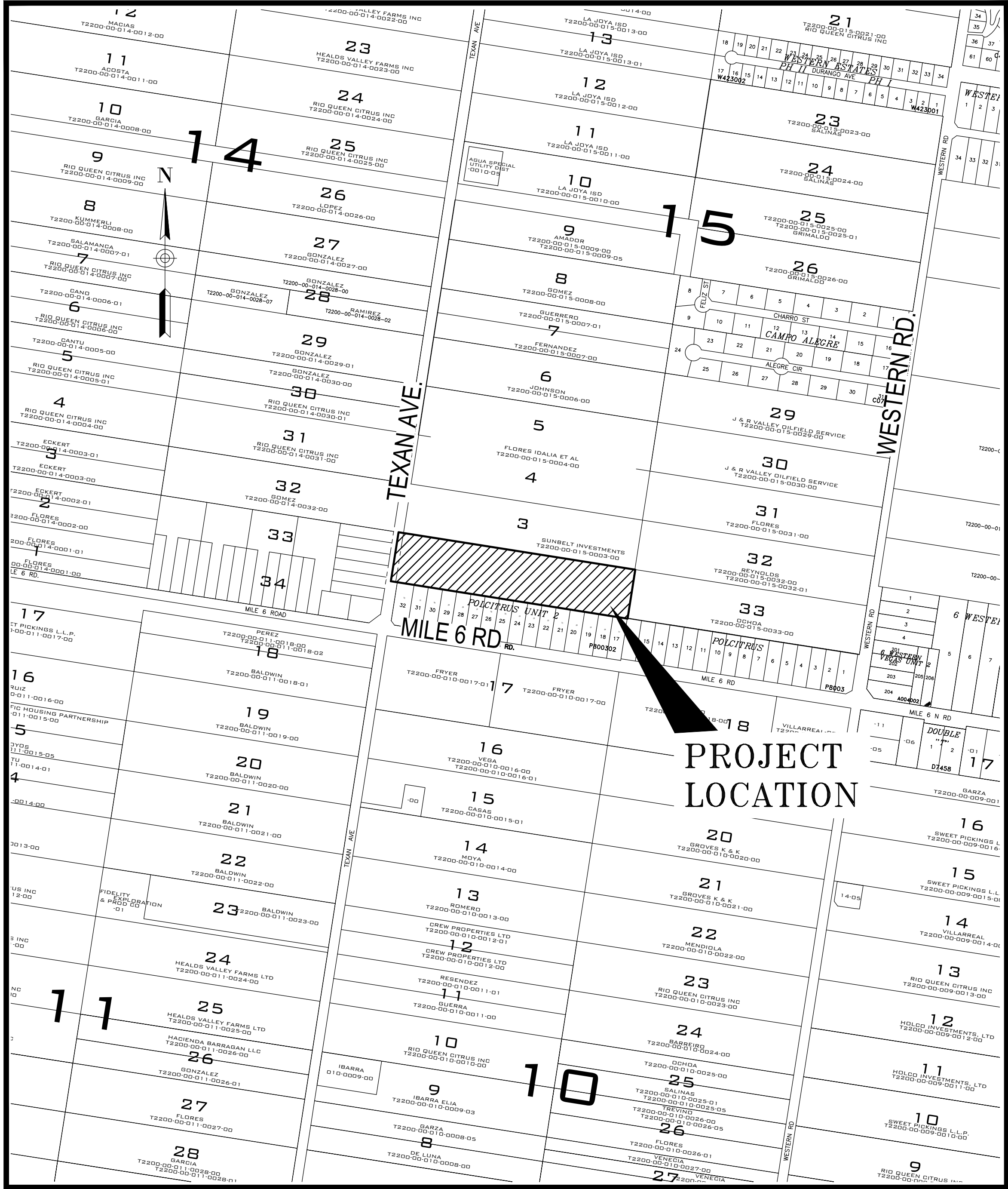
APPROVED FOR CONSTRUCTION
Hidalgo County Planning Department
By: SUBDIVISION COORDINATOR DATE
By: HIDALGO COUNTY DRAINAGE DISTRICT No.1 DATE
By: CONSTRUCTION PROJECT ENGINEER DATE
By: PAVING CONTRACTOR DATE
By: DRAINAGE CONTRACTOR DATE
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE HIDALGO COUNTY DRAINAGE DISTRICT No.1. ALL CONSTRUCTION SHALL COMPLY WITH ALL STATE, COUNTY, FEDERAL, UTILITY PROVIDERS AND SOUND ENGINEERING PRACTICE. ANY DEVIATION FROM THE PLANS SHALL BE REPORTED TO THE APPROPRIATE DEPARTMENTS AND A WRITTEN ACKNOWLEDGEMENT FROM THE PLANNING DEPARTMENT SHALL BE OBTAINED BY THE ENGINEER BEFORE ANY WORK MAY BE CONDUCTED.



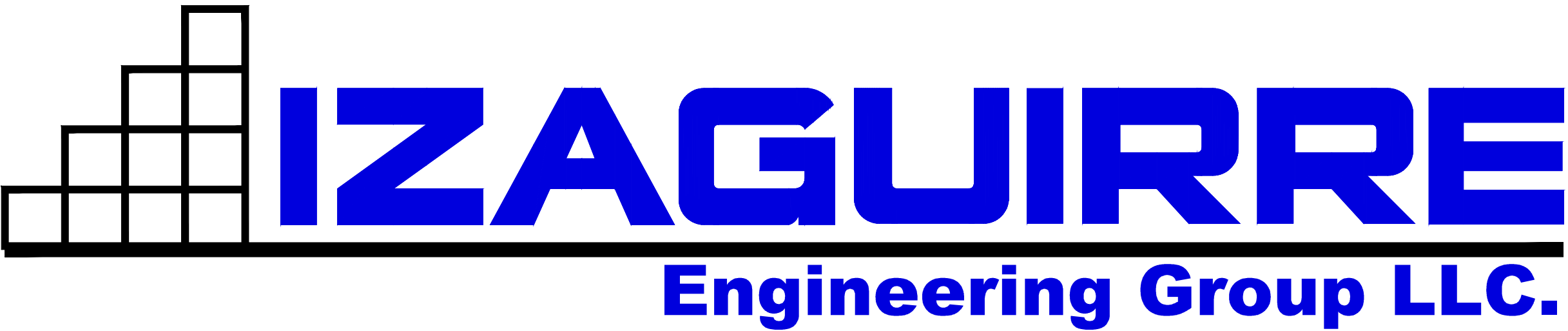
GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E. GRIFFIN PKWY SUITE 2
MISSION, TEXAS 78574

INDEX

- COVER SHEET
1. SUBDIVISION PLAT
2. UTILITY LAYOUT
2.1. AGUA SUD DETAILS
3. PAVING & DRAINAGE LAYOUT AND DETAILS
4. STREETLIGHT LAYOUT
5. EROSION PLAN



LOCATION MAP - SCALE: 1"=500'



DATE OF PREPARATION:
08/05/25

Table with 5 columns: Name, Address, City & Zip, Phone, Fax. Rows include Owner (Diana Izaguirre), Engineer (Gilberto A. Gracia), and Surveyor (Homero Luis Gutierrez).

2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

SUBDIVISION PLAT OF:
EDUARDO'S
SUBDIVISION No. 27

A 10.00--ACRE TRACT OF LAND, OUT OF LOT 2, BLOCK 15, TEXAS GARDENS SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 567 TO 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE EAST SIDE OF TEXAN AVENUE AND APPROXIMATELY 600 FEET NORTH OF MILE 5 ROAD.

METES AND BOUNDS

A 10.00--ACRE TRACT OF LAND, OUT OF LOT 2, BLOCK 15, TEXAS GARDENS SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 567 TO 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE EAST SIDE OF TEXAN AVENUE AND APPROXIMATELY 600 FEET NORTH OF MILE 5 ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT THE EXISTING 60.00--FOOT RIGHT-OF-WAY CENTERLINE OF SAID TEXAN AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 2 AND OF SAID 10.00--ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 10.00--ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 81 DEGREES 01 MINUTES 00 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2 AND OF SAID 10.00--ACRE TRACT, A DISTANCE OF 300.00 FEET TO A POINT ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID TEXAN AVENUE, THENCE ANOTHER 10.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID TEXAN AVENUE VIA THIS PLAT, CONTINUING WITH THE SAID NORTH LOT LINE OF SAID LOT 2 AND OF SAID 10.00--ACRE TRACT FOR A TOTAL DISTANCE OF 1452.00 FEET TO A POINT ON SAID TEXAN AVENUE EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR THE APPARENT NORTHEAST CORNER OF SAID 10.00--ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 8 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG AN EXISTING HOEWIRE FENCE VARYING FROM 1.3 FEET TO ZERO FEET TO THE RIGHT OF, AND WITH THE APPARITY ADJOINING WEST LOT LINE OF A TRACT OF LAND VESTED IN OCHOA IGNACIO S. AND VICTORIA B. (DOCUMENT NO. 1790455, HIDALGO COUNTY OFFICIAL RECORDS) AND EAST LOT LINE OF SAID 10.00--ACRE TRACT, A DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF POLCITRUS UNIT 2 SUBDIVISION (VOLUME 40, PAGE 61, HIDALGO COUNTY MAP RECORDS) AND THE SOUTHEAST CORNER OF SAID 10.00--ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 01 MINUTES 00 SECONDS WEST, WITH THE APPARENT ADJOINING NORTH LOT LINE OF SAID POLCITRUS UNIT 2 SUBDIVISION AND THE SOUTH LOT LINE OF SAID 10.00--ACRE TRACT, A DISTANCE OF 1,412 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID TEXAN AVENUE PROPOSED EAST RIGHT-OF-WAY LINE, THENCE ANOTHER 10.00 FEET PAST A POINT ON SAID TEXAN AVENUE EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A POINT ON THE SAID TEXAN AVENUE EXISTING 60.00--FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.00--ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 59 MINUTES 00 SECONDS EAST, WITH THE SAID TEXAN AVENUE EXISTING 60.00--FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT WEST LOT LINE OF SAID LOT 2 AND OF SAID 10.00--ACRE TRACT, A DISTANCE OF 1,412 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID TEXAN AVENUE PROPOSED EAST RIGHT-OF-WAY LINE, THENCE ANOTHER 10.00 FEET PAST A POINT ON SAID TEXAN AVENUE EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A POINT ON THE SAID TEXAN AVENUE EXISTING 60.00--FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.00--ACRE TRACT OF LAND HEREIN DESCRIBED;

BEARING BASIS AS PER THE WEST LOT LINE OF LOT 2, BLOCK 15, TEXAS GARDENS SUBDIVISION, VOLUME 8, PAGES 567 TO 58, MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **DIANA IZAGUIRRE**, OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **EDUARDO'S SUBDIVISION No. 27**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

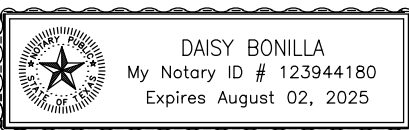
DIANA IZAGUIRRE -- PRESIDENT
LAS DIANAS LAND DEVELOPMENT, LLC
2121 E. GRIFFIN PARKWAY SUITE 2
MISSION, TEXAS 78574

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared **DIANA IZAGUIRRE** proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2025.



NOTARY PUBLIC-- STATE OF TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT No.16

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____
PRESIDENT SECRETARY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE THE UNDERSIGNED CERTIFY that this plat of the **EDUARDO'S SUBDIVISION No. 27** was reviewed and approved by the Hidalgo County Commissioners Court on _____, 20____.

Hidalgo County Judge _____ date _____

ATTEST: _____
Hidalgo County Clerk _____ date _____

PRINCIPAL CONTACTS:				
Name	Address	City & Zip	Phone	Fax
OWNER: DIANA IZAGUIRRE	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78574	(956)240-3246	(956)585-0554
ENGINEER: GILBERTO A. GRACIA	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554
SURVEYOR:HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369-0988	

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE **EDUARDO'S SUBDIVISION No.27**, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____



HOMERO LUIS GUTIERREZ
R.P.L.S. No. 2791

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

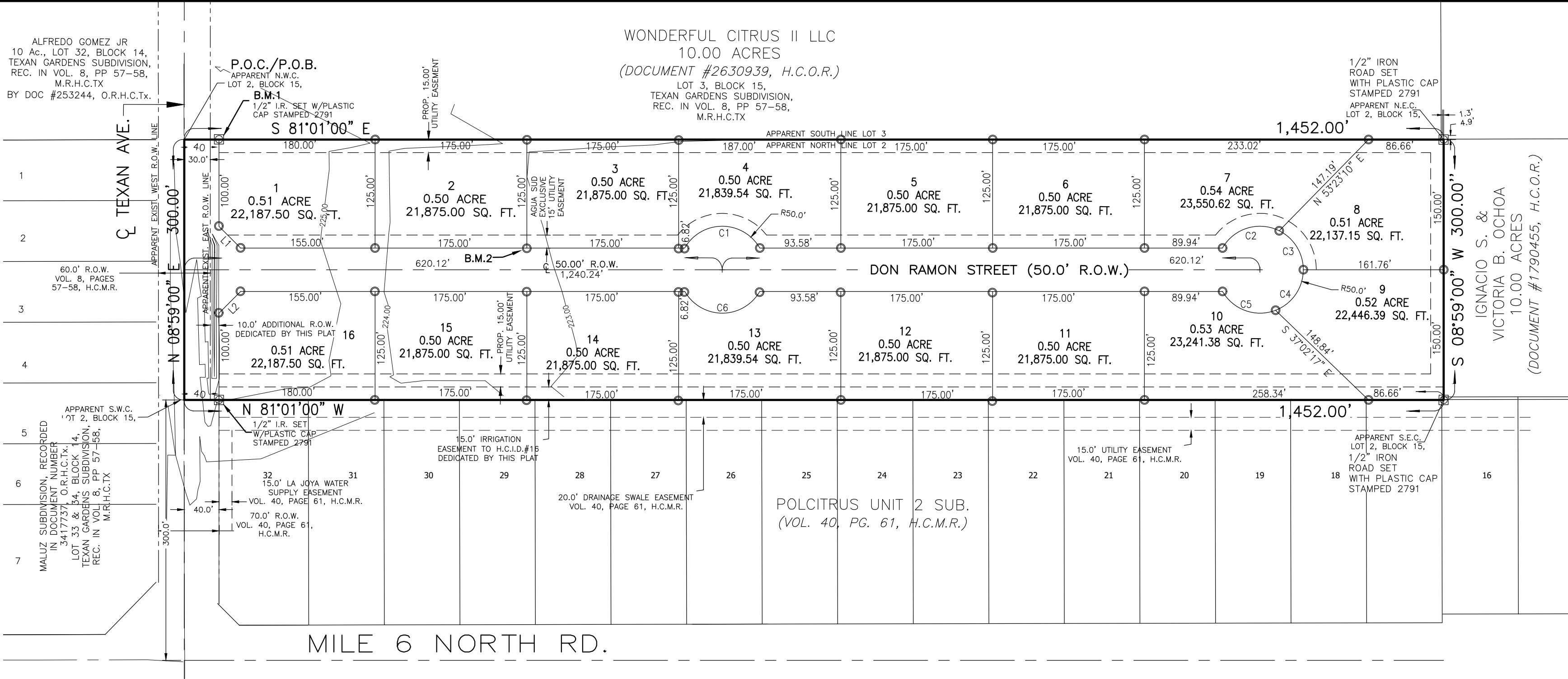
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E. GRIFFIN PKWY. SUITE 2
MISSION, TEXAS 78574

DATE

RAUL SESIN, P.E. C.F.M.
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
902 N. DOOLITTLE RD.
EDINBURG, TEXAS 78542



MILE 6 NORTH RD.

LEGEND	
	SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791 (BOUNDARY)
	SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791
	IRON ROD FOUND
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCING

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 36°08'09" W	35.36'
L2	N 53°51'51" E	35.36'

CURVE DATA TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	104.72'	86.60'	N81°08'09"W
C2	50.00'	75.27'	68.36'	N81°59'19"E
C3	50.00'	55.63'	52.81'	S23°00'41"E
C4	50.00'	60.13'	56.57'	S43°18'48"W
C5	50.00'	70.77'	65.01'	N61°41'02"W
C6	50.00'	104.72'	86.60'	N81°08'09"W

AGUA SPECIAL UTILITY DISTRICT

I, ROBERTO SALINAS, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE PORTABLE WATER SUPPLY FOR THE **EDUARDO'S SUBDIVISION No. 27**, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH PORTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PORTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METER ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

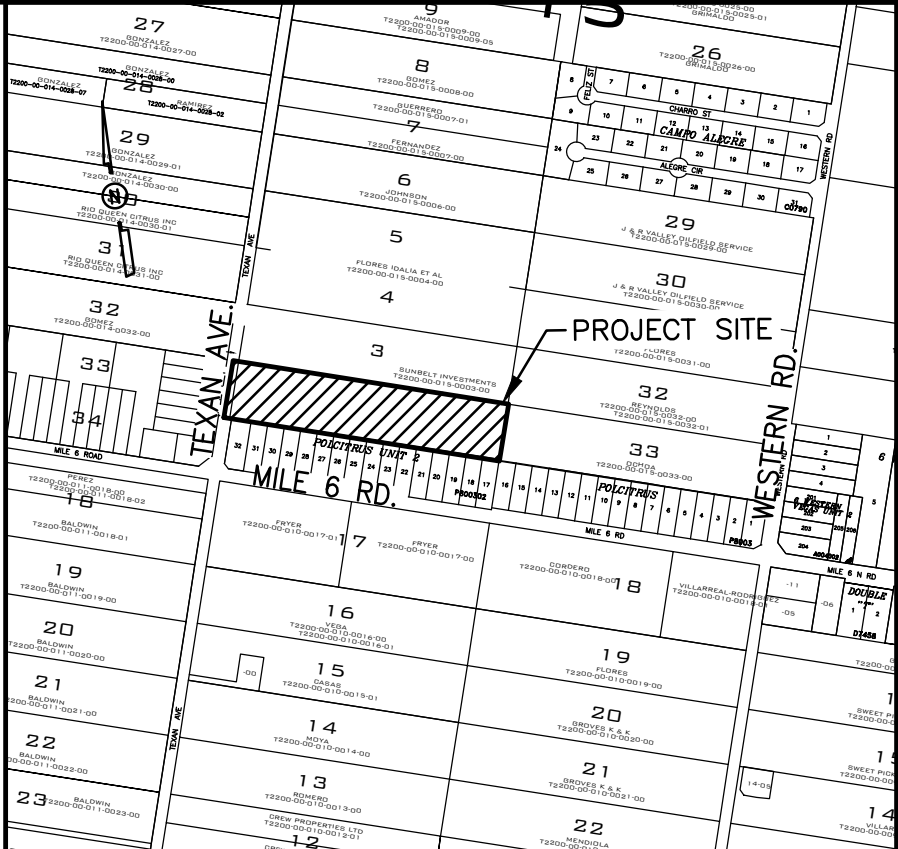
ROBERTO SALINAS, P.E.
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT
3120 N. ABRAM RD.
PALMVIEW TEXAS, 78572

DATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DATE



LOCATION MAP SCALE= 1":1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: **EDUARDO'S SUBDIVISION No. 27** IS LOCATED IN WEST HIDALGO COUNTY, ON THE EAST SIDE OF TEXAN ROAD AND APPROXIMATELY 300 FEET NORTH OF MILE 6 NORTH ROAD. THIS SUBDIVISION DOES NOT LIES WITHIN ANY CITY LIMITS OR WITHIN ANY CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **EDUARDO'S SUBDIVISION No. 27** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

INDEX OF SHEETS

SHEET 1-- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWSC CERTIFICATION, P&Z CITY CERTIFICATION; REVISION NOTES.

SHEET 2-- WATER DISTRIBUTION MAP, ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 2.1-- AGUA SUD DETAIL SHEET

SHEET 3-- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION; DETAILS.

SHEET NO. 1 OF 3 SHEETS		FILENAME : S:\1 Izaguirre_Engineering\Subdivision Projects\Eduardo's 27
DATE PREPARED	PREPARED BY	CHECKED BY
DATE REVISID	REVISID BY	CHECKED BY
DATE REVISID	REVISID BY	CHECKED BY

NO.	SHEET	REVISION	DATE	APPROVED

DATE OF PREPARATION:
08/05/25

IZAGUIRRE
Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2
MISSION TEXAS, 78574

F-10214

PHONE (956) 584-0554
FAX (956) 584-0049

EDUARDO'S SUBDIVISION No. 27

PAVING AND DRAINAGE LAYOUT

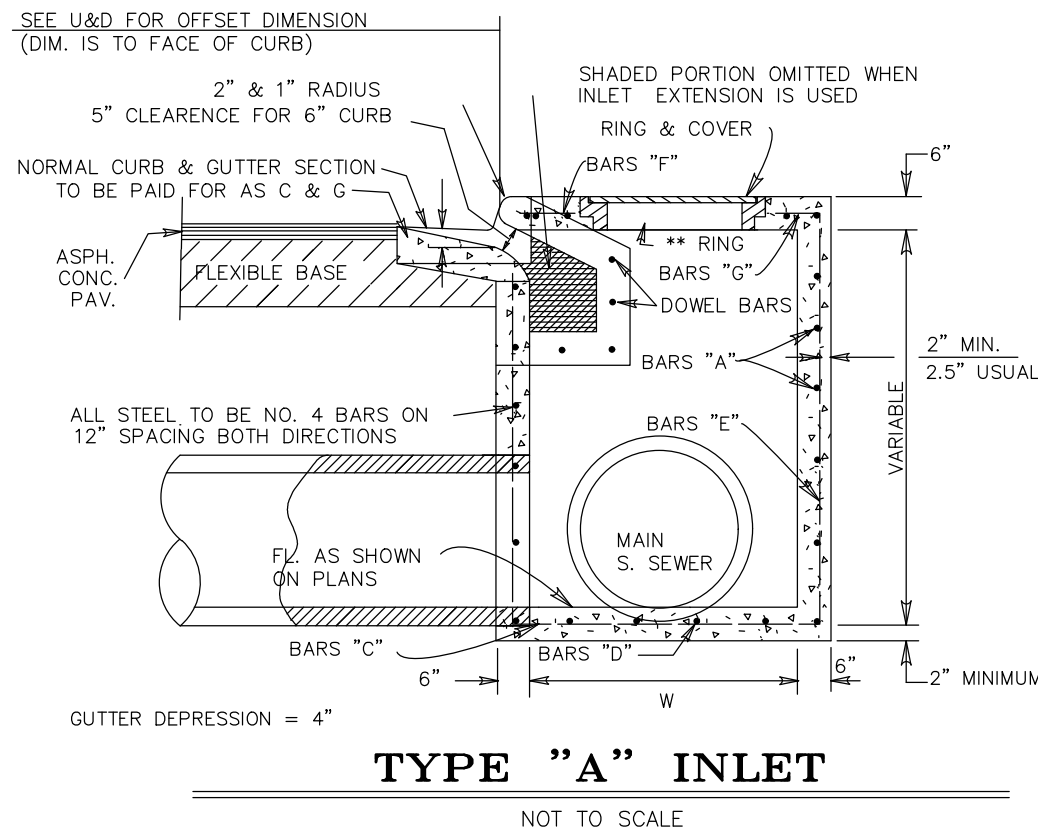
NOTE:
RCP RG CL III: REINFORCE CONCRETE PIPE
RUBBER GASKET CLASS III
RCP T&G CL III: REINFORCE CONCRETE PIPE
CLASS III TONGUE AND GROOVE



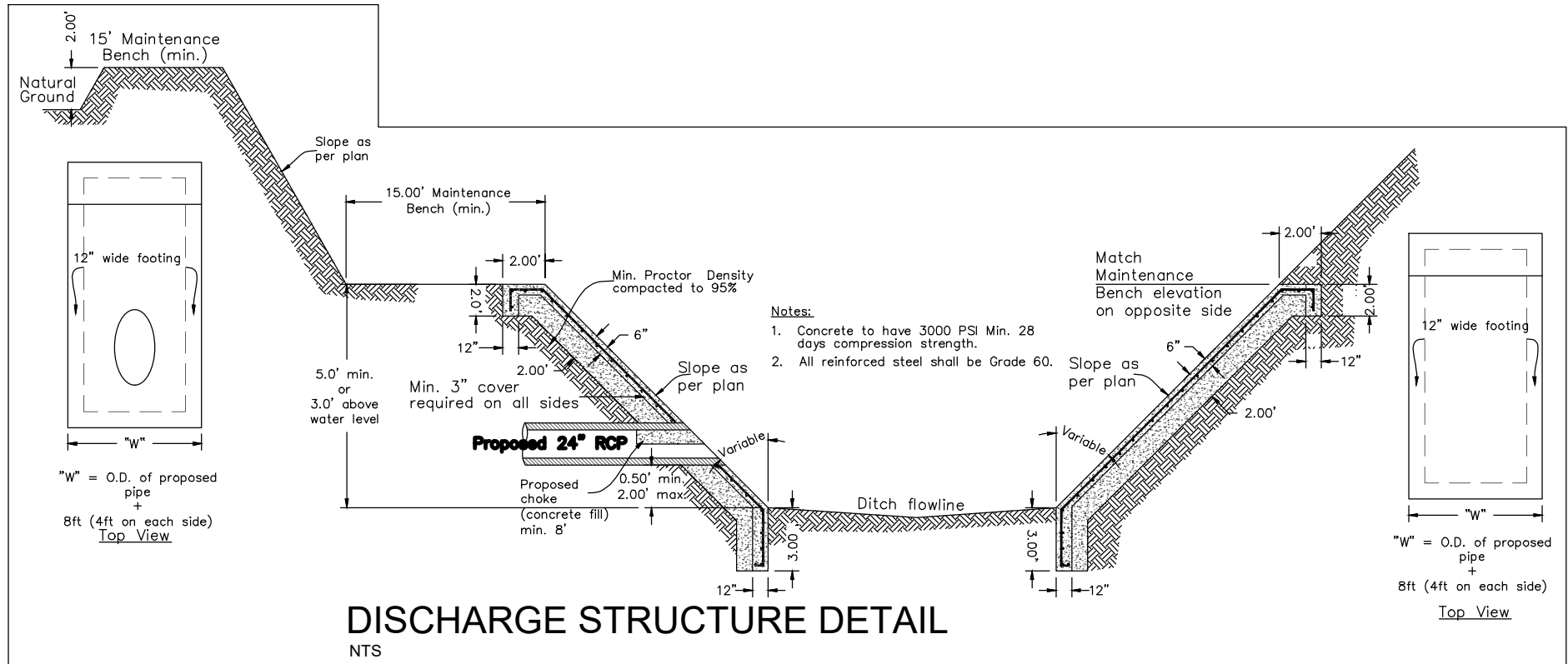
EDUARDO'S SUBDIVISION No.27
PAVING AND DRAINAGE LAYOUT
& STANDARD DETAILS

IZAGUIRRE
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2
MISSION TEXAS, 78574
PHONE (956) 584-0554
FAX (956) 584-0049

SCALE: 1" = 100'



- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO COUNTY DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
- BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED AFTER SLIP FORMING.
- CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3,000 PSI).
- REINFORCED STEEL AS SHOWN.
- MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 1/2" EXPANSION JOINT.



STORM TRENCH BEDDING AND BACKFILL DETAILS

- NOTE: NOT TO SCALE
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL, MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - FIT RUN GRUEL 2" MAX. SIZE.
 - HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT. BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHSTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT. FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE, BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MONITORED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE

NOTE: NOT TO SCALE

SAFETY END TREATMENT

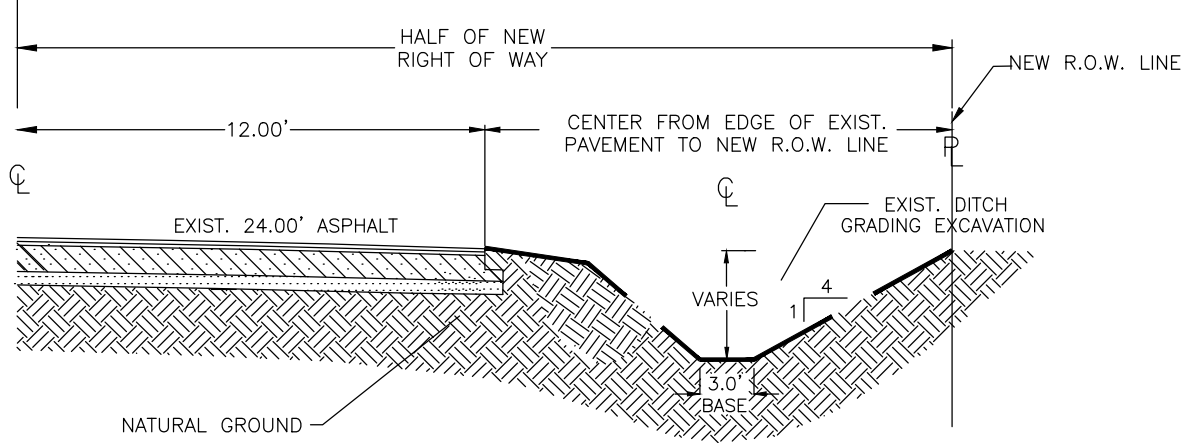
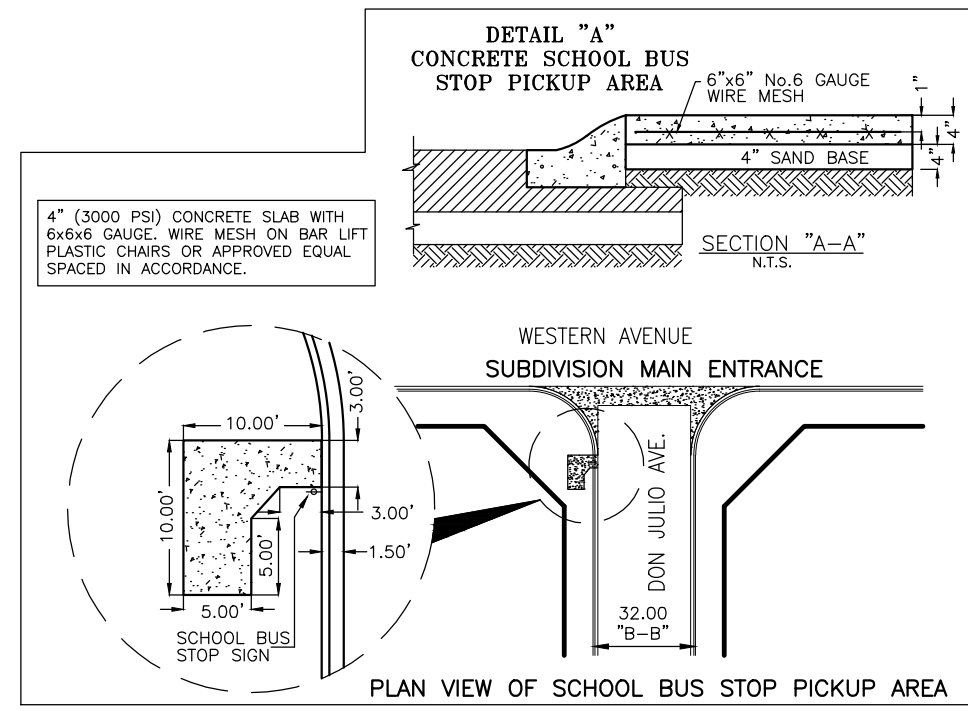
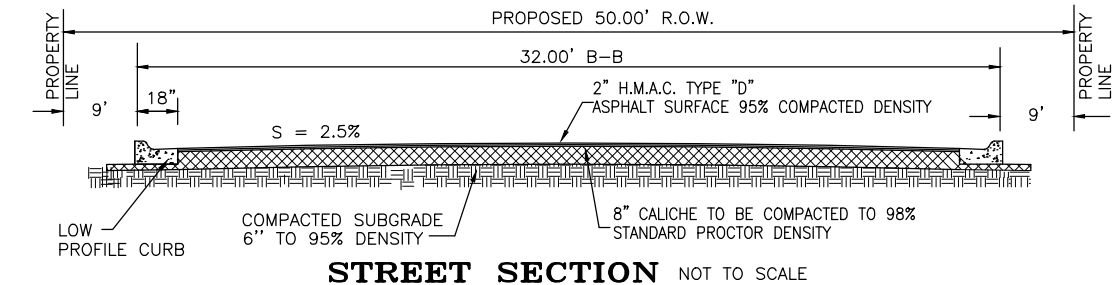
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INDEX OF SHEETS

- SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES; AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.#1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWDC CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2.- WATER DISTRIBUTION MAP; ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 2.1- AGUA SUD DETAIL SHEET
- SHEET 3.- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION; DETAILS.

DATE OF PREPARATION:
08/05/25

SHEET No. 3
OF 3 SHEETS



COST ESTIMATE

WATER DISTRIBUTION:	\$ 86,562.00
PAVING IMPROVEMENTS:	\$ 262,453.50
DRAINAGE IMPROVEMENTS:	\$ 187,652.50
OSSF IMPROVEMENTS:	\$ 56,000.00
TOTAL:	\$ 592,668.00

DRAINAGE STATEMENT FOR EDUARDO'S SUBDIVISION NO.27

I. PROJECT LOCATION
This subdivision consists of 16 single family residential lots located on the East side of Texan Avenue and approximately 600 Feet North of W Mile 6 Road. Said subdivision is located within the City of Mission's S&MBE ETJ as a 10.00-acre tract of land out of Lot 2, Block 15 Texan Gardens Subdivision, Hidalgo County, Texas, as per map thereof recorded in Volume 8, Pages 57-58, of the Hidalgo County Map Records.

II. FLOOD PLAIN
The subject tract is located within Flood Zone "X" (unshaded) indicates areas to be outside 500-year floodplain, and a portion located within Flood Zone "A": a base flood elevation of 222.4 ft was determined in accordance the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 480334 0290 D, map revised June 6, 2000. The entire tract will be regraded and filled to BFE of 222.4ft, additionally, a LOMAR F application will be filled with FEMA.

III. SOIL CONDITIONS
A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that the predominant soil of the subject site is classified as Brennan-3 (fine sandy loam) & Ramadero-50 (sandy clay loam).

Brennan-3 fine sandy loam typically consists of a surface layer of dark grayish brown fine sandy loam about 15 inches thick. The next soil layer down, from 15 to 30 inches, is brown sandy clay loam. The next soil layer down, from 30 to 39 inches, is pale brown sandy clay loam. The soil down thereafter to approximately 72 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has medium available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a moderate hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Survey of Hidalgo County, Texas.

Ramadero-50 sandy clay loam typically consists of a surface layer of very dark grayish brown sandy clay loam about 21 inches thick. The next layer from 21 to 39 inches is dark grayish brown sandy clayloam. The next layer from 27 to 39 inches is pale brown sandy clay loam. The next layer from 39 to 53 inches is pale brown sandy clay loam. This soil is non-calcareous to 39 inches. The soil is moderately drained, has moderate permeability, surface runoff is slow, has high available water capacity, and moderate permeability. See attached Soil Survey of Hidalgo County Texas.

IV. EXISTING CONDITIONS
The subject tract is currently undeveloped moderate brush-land. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.68%).

Existing runoff from the subject site is by form of sheet runoff flowing overland towards the west where it is intercepted by the roadside ditch of Texan Rd.

The Rational Method was used to determine the existing 10-year frequency event storm water runoff ($Q_{exist} = 9.79 cfs$) for this site.

V. PROPOSED CONDITIONS
Utilizing the 50-year frequency storm event, after development of this subdivision storm water runoff will be 30.23 cfs with and increased Q_p of 20.44 cfs the total proposed detention volume, in accordance with the County of Hidalgo's drainage requirements, is 23,607.4 cubic feet (0.54 acre-feet) (Refer to attached Drainage Calculations). Total detention volume will be excavated from PD Lateral extension 5 a part of 2023 Bond project located on the Southwest corner of Texan Rd and Mile 6. This Ditch is owned and maintained by Hidalgo County Irrigation District #16.

The proposed development site surface storm water runoff will be intercepted by proposed Type "A" inlets installed at appropriate locations. Said inlets will flow into proposed 24in RCP along the east side of Texan Rd. This proposed pipe will outfall to PD Lateral extension 5 a part of 2023 Bond project located on the Southwest corner of Texan Rd and Mile 6. This Ditch is owned and maintained by Hidalgo County Irrigation District #16.



PRELIMINARY

GILBERTO A. GRACIA-P.E. No. 62477

This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.

08/05/25

EDUARDO'S SUBDIVISION No. 27

STREET LIGHT LAYOUT



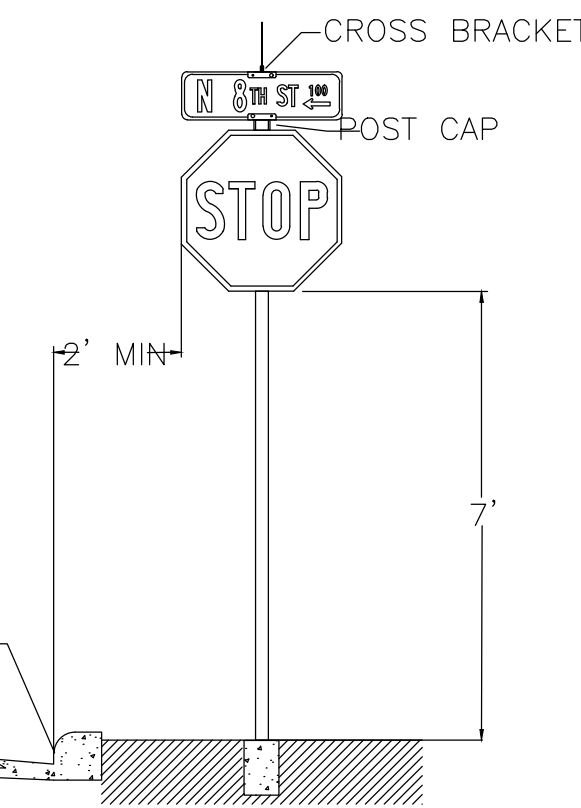
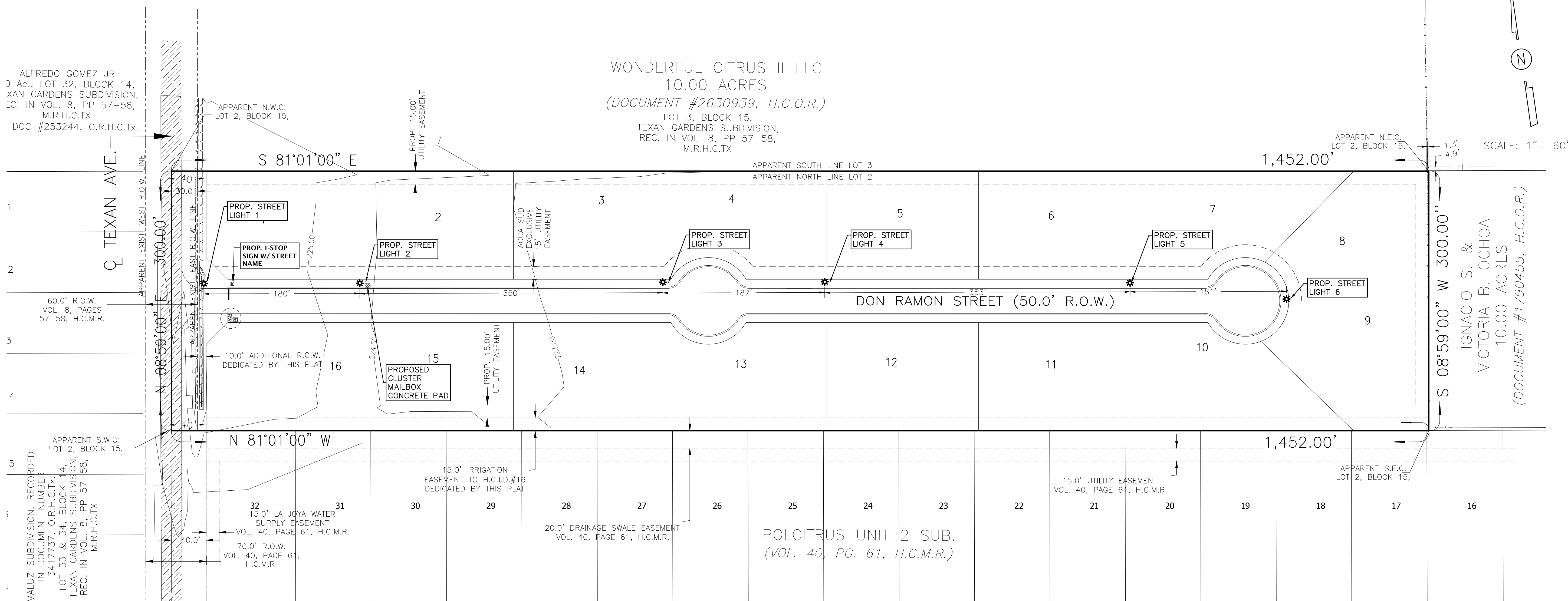
EDUARDO'S SUBDIVISION No.27
STREETLIGHT LAYOUT

IZAGUIRRE
Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2 MISSION TEXAS, 78574
PHONE (956) 584-0554
FAX (956) 584-0049

DATE OF PREPARATION:
08/05/25

SHEET NO. 1
OF 1 SHEETS



SIGN LOCATION DETAIL

WARNING/ SPEED LIMIT
SIGNS TYPICALLY CENTERED
ON PROPERTY LINE SPEED
LIMIT SIGNS TYPICALLY 100
- 200 FT FROM
INTERSECTION

SIGN LOCATION STANDARDS

NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING SPRINKLERS AND UTILITIES PRIOR TO INSTALLATION
2. SIGN SHALL BE INSTALLED ACCORDING TO APPROVED PLAN SHEETS
3. ANY DAMAGE TO EXISTING FENCES, WALLS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR
4. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING PREINSTALLATION AND POST INSTALLTION INSPECTS THROUGH THE CITY'S DESIGNATED INSPECTOR 24 HOURS PRIOR TO INSPECTION DURING NORMAL WORKING HOURS, MONDAY THROUGH FRIDAY

SIGN CLEARANCE DETAIL

1. 2-3/8" OD 12 GA. GALVANIZED STEEL SIGN POST
2. STREET NAME SIGNS TO HAVE 3/8" X 1" HEX HEAD SET SCREW THROUGH BRACKET ON SIGN CAP AND CROSS
3. MAINTAIN 32" ADA CLEARANCE ON ALL SIDEWALKS
4. INSTALL AT LEAST FIVE FEET AWAY FROM WOOD POWER POLES
5. INSTALL POST AT LEAST THREE FEET AWAY FROM ALL FIRE HYDRANTS



PROPOSED STREET LIGHT FIXTURES

THE STREET LIGHT FIXTURES FOR RESIDENTIAL STREETS ARE TO CONSIST OF 250 WATT HIGH PRESSURE SODIUM, COBRA TYPE FIXTURES WITH 6' EXTENSIONS MOUNTED ON 35' CONCRETE STANDARD.

EDUARDO'S SUBDIVISION No. 27
EROSION CONTROL PLAN

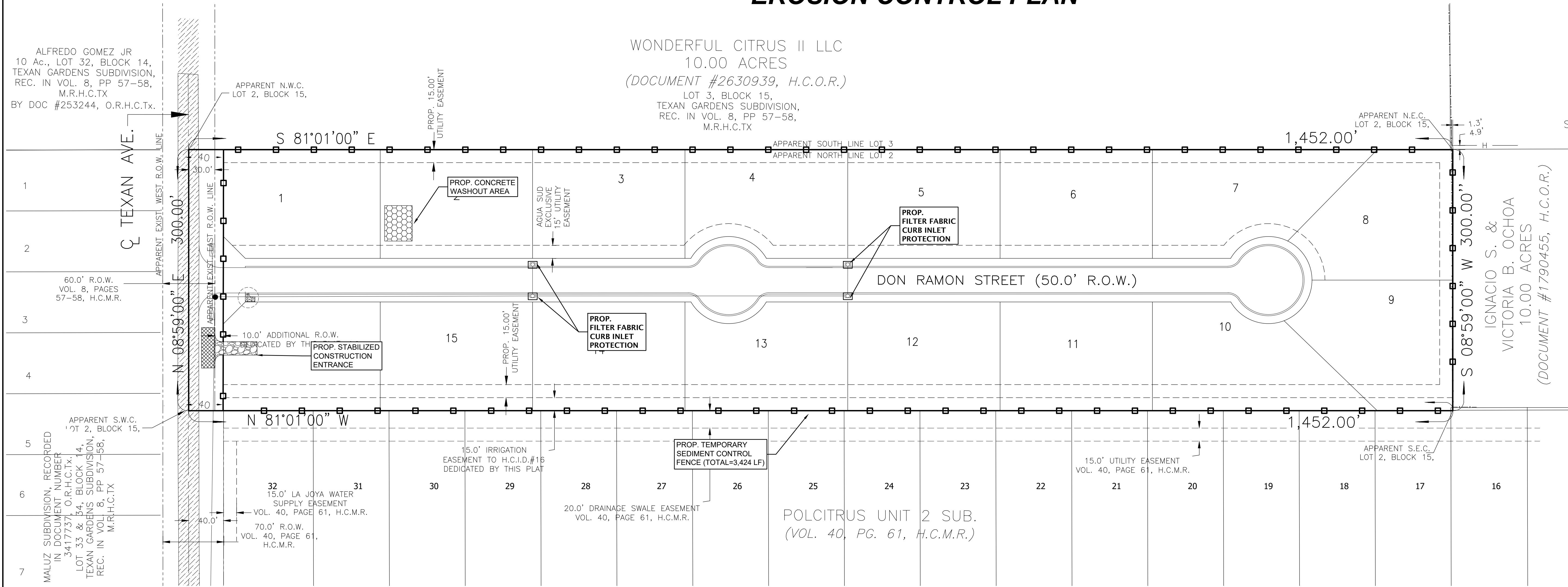


EDUARDO'S SUBDIVISION No.27
EROSION CONTROL PLAN

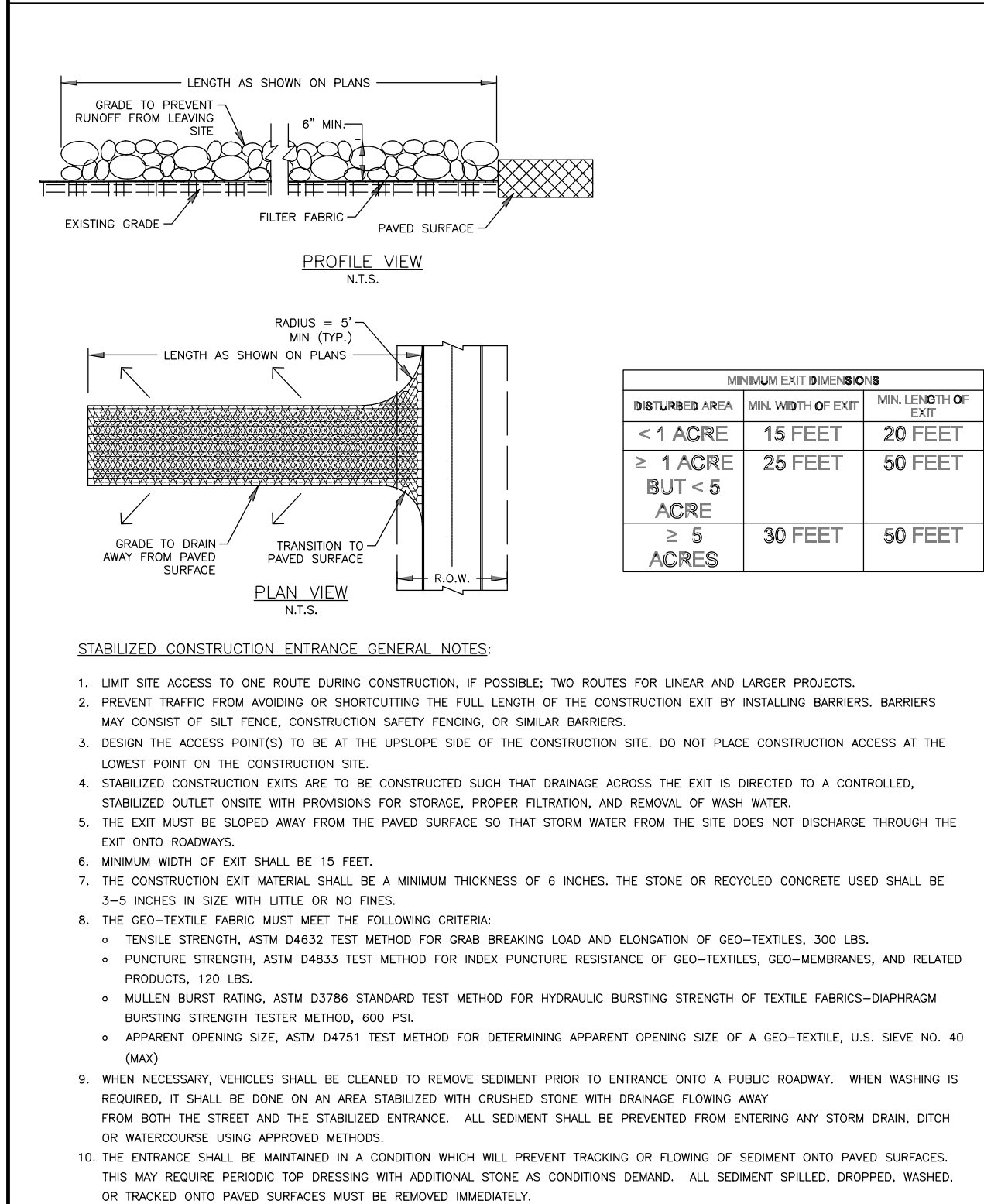


2121 E GRIFFIN PKWY SUITE 2
MISSION TEXAS, 78574
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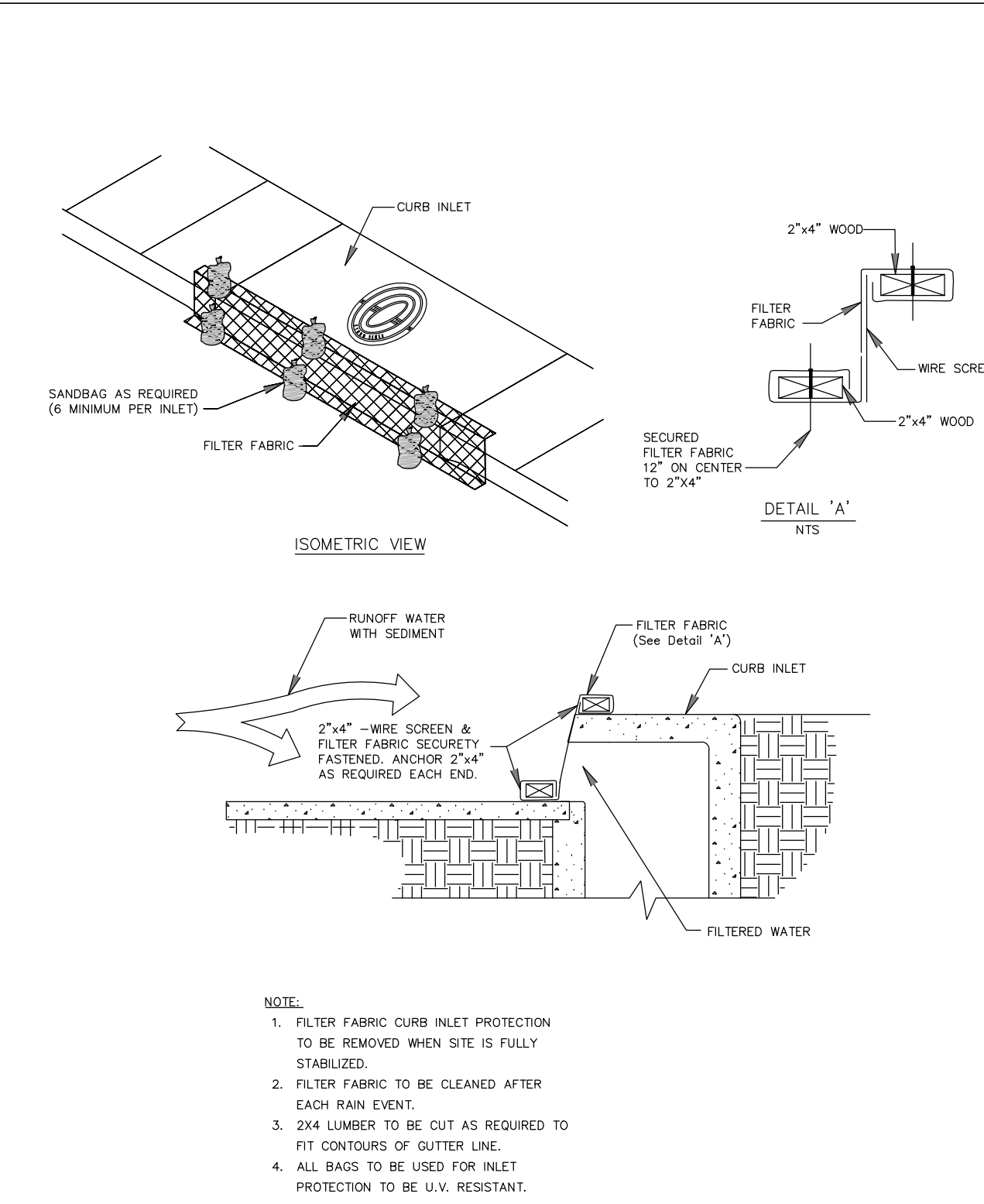
SHEET NO. 5
OF 5 SHEETS



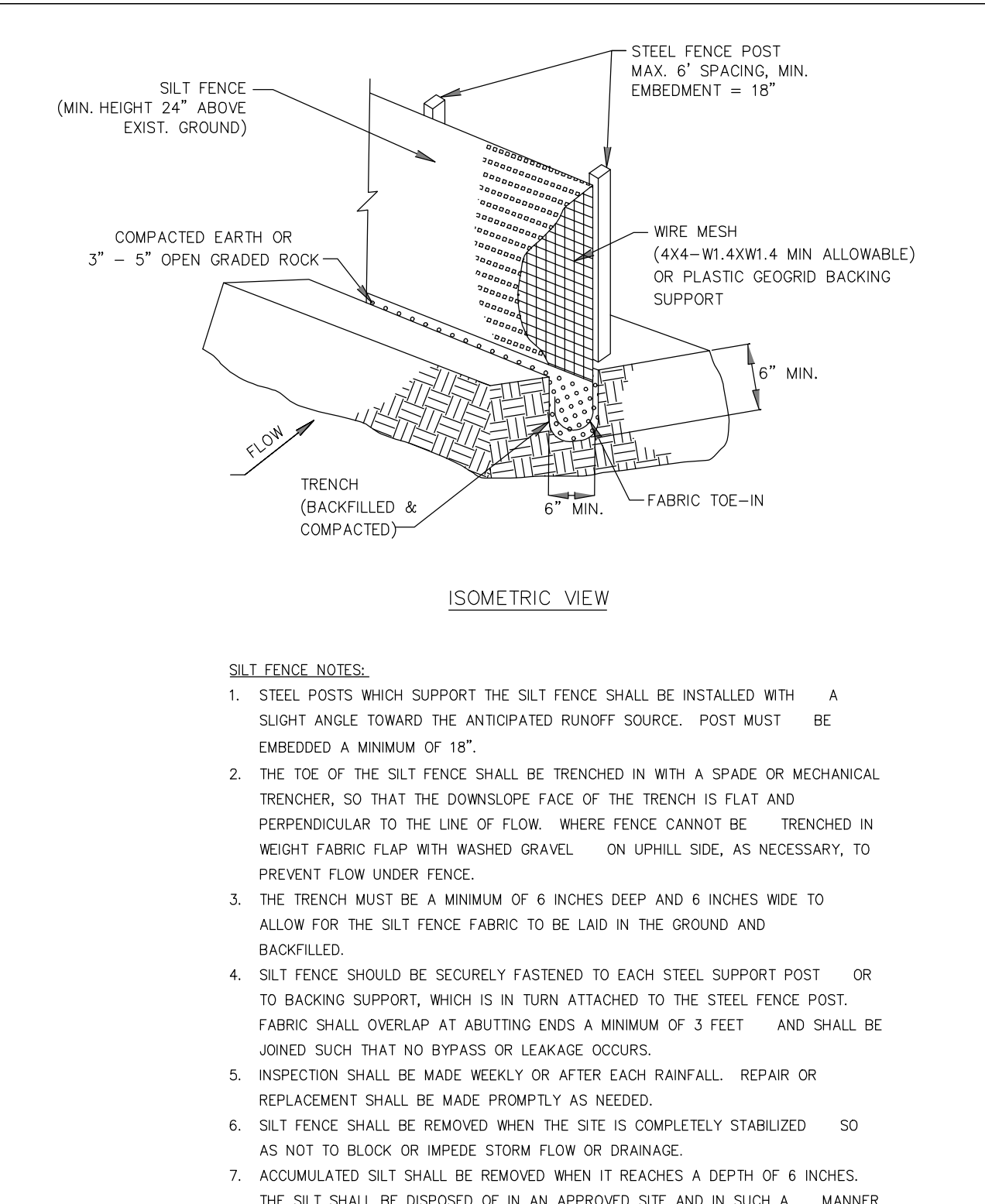
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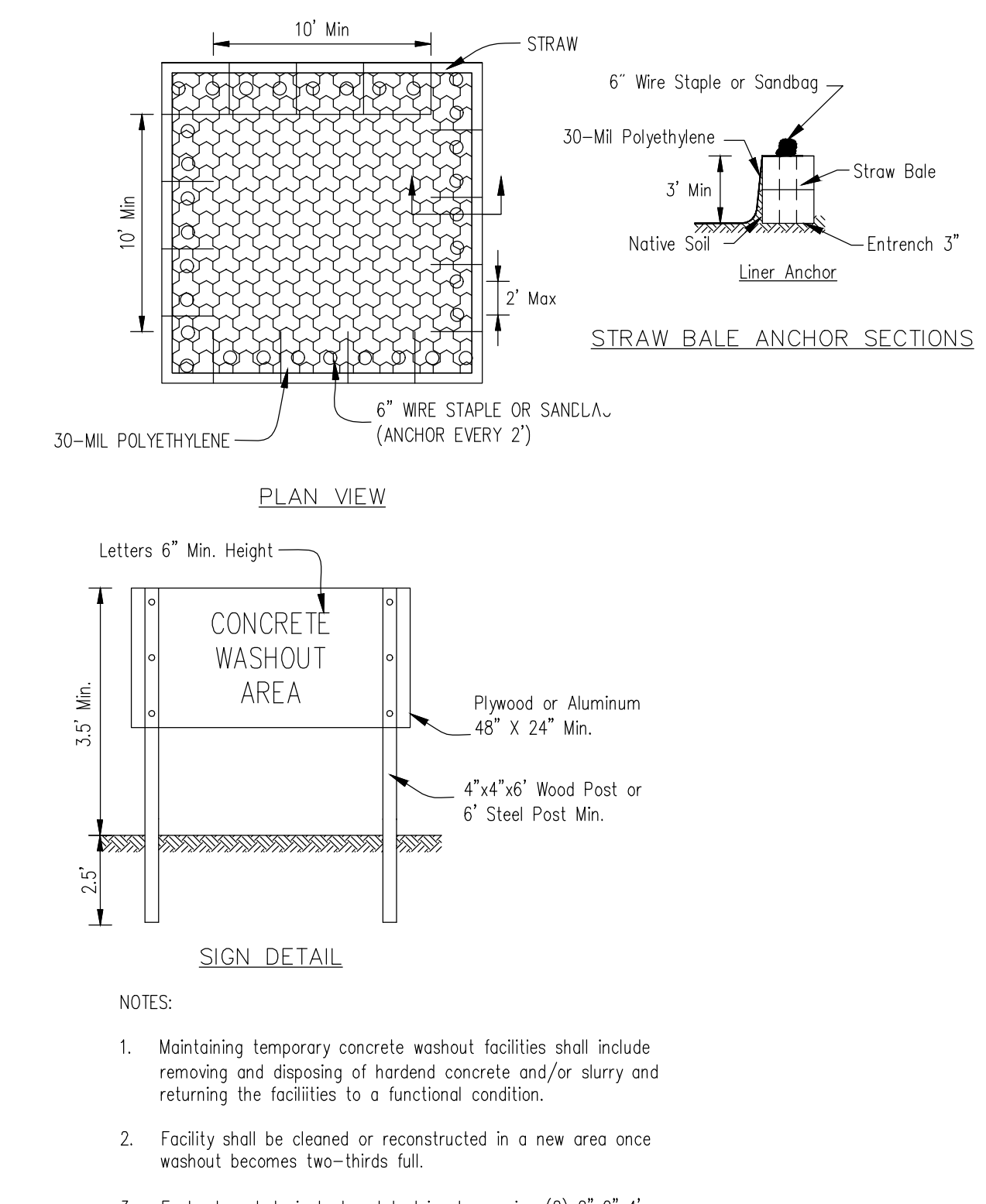
EROSION CONTROL DETAILS
STABILIZED CONSTRUCTION ENTRANCE / EXIT



EROSION CONTROL DETAILS
FILTER FABRIC CURB INLET PROTECTION



EROSION CONTROL DETAILS
TEMPORARY SILT FENCE



TEMPORARY CONCRETE
WASHOUT FACILITY

DATE OF PREPARATION:
08/05/25